

**SELECTBOARD MEETING
TUESDAY, AUGUST 25, 2020
VIRTUAL AGENDA**

6 PM

Streaming @ <https://shctv15.com/watch-live/>

or

Cable Channel 15

<p>Note: Not all the topics listed in this notice may be reached for discussion. In addition, the topics listed are those which the chair reasonably expects will be discussed as of the date of this notice. These meetings may be audio and/or visually recorded</p>

1. CALL TO ORDER
2. APPROVAL OF MINUTES: Draft minutes of June 30, 2020 and July 7, 2020
3. RESIGNATIONS
 - A. Walter Wolf – Board of Health
4. COVID 19 (Sharon Hart)
5. 82 Sorbi Circle Zone Change Request
6. Notice of Intended Sale M. E O’Meara, et als Lot 2 Lithia Springs Road aka 10 Lithia Springs Road 0058-0135-000
7. MassWorks Grant Application (R Harris)
8. Town Administrator Search Update
9. Cyber Access Project Proposal
10. Adjourn

**SELECTBOARD MEETING
TUESDAY, JUNE 30, 2020
MEETING MINUTES
VIRTUAL MEETING ROOM – 6 P.M.**

Present were Chair Jeff Cyr, Vice Chair Sarah Etelman, member Chris Geraghty, member Bruce Forcier, Member Andrea Miles, and Town Administrator Michael J. Sullivan.

CALL TO ORDER

Cyr called the meeting to order at 6 p.m.

COVID-19 UPDATE

There are 143 confirmed COVID-19 case, 130 contact, five probable, two suspect and 23 deaths.

Spray parks are open from 10 a.m. to 2 p.m. The water is a continuous flow and not being recycled due to COVID. Residents are asked to avoid the area when there are more than 10 children using the space.

There have been no decisions made for reopening Mount Holyoke College yet.

Cyr said outdoor dining is off to a good start.

SENIOR CENTER UPDATE

Cyr said the project is coming along nicely. The project is still on schedule as planned.

BOND ISSUANCE

Unibank Advisor David Eisenthal explained the town is engaging in two transactions – \$11.8 million bond anticipation notes (BAN), and approximately \$5.6 million refunding bonds. The BAN will renew \$4.8 million in notes maturing July 16. The majority of this money was for the new senior center, while the rest was for capital and the remaining Plains School financing. What is left of the \$11.8 million will provide new money for the senior center project, to mature in July of 2021. The bids on these BANS will be tomorrow. The Selectboard will vote to award and execute the notes at its next meeting.

The refunding bond refinances 2013 bonds that funded school capital, Plains School and South Hadley Public Library projects. The bonds are redeemable in May of 2021. Under the tax act of 2017, doing this issuance now means it must be on taxable revenue. Refunding is being done on a negotiated basis to give town flexibility to pick a structure that will maximize savings given market conditions.

Moodys rates TOSH at an AA2 rating. This rating was given to the refunding bonds. The BAN was given a mid-1 rating, which is highest note rating available. Moodys said town finances are healthy based on conservative budgeting and healthy reserves. TOSH's debt burden is above

average but manageable. Its long-term liability and pension are manageable. They did not see COVID-19 as key driver at this time but did see it as a waiting risk.

Sullivan said the refunding will save TOSH \$50,000 a year and \$500,000 over the next 10 years. This savings goes to the taxpayer, not back to the general fund.

REVIEW OF AD-HOC VIRTUAL PLATFORM COMMITTEE

The Selectboard voted to have member Geraghty represent the board on the committee.

Roll Call Vote

Chair Cyr – Aye

Vice Chair Etelman – Aye

Member Geraghty – Aye

Member Forcier – Aye

Member Miles – Aye

88 EAST STREET SEWER

Etelman motioned to approve the access license for the sewer at 88 East Street and authorized Sullivan to sign on the Selectboard's behalf. Miles seconded.

Roll Call Vote

Chair Cyr – Aye

Vice Chair Etelman – Aye

Member Geraghty – Aye

Member Forcier – Aye

Member Miles – Aye

Sullivan noted the license route was chosen due to the dire situation a septic system is in at 88 East Street. The applicant will have 10 years to apply for an easement. This sewer line encroaches on some conservation land but the Conservation Commission approved the measure.

OPEN MEETING LAW VIOLATION

The Selectboard voted to accept Forcier's Open Meeting Law complaint he filed against the Selectboard after members released a statement publicizing their stance against racism.

Roll Call Vote

Chair Cyr – Aye

Vice Chair Etelman – Aye

Member Geraghty – Aye

Member Forcier – Aye

Member Miles – Aye

Forcier read the following statement: “First of all I’m in full agreement with the sentiment expressed in the letter, as I believe it reflects the values of our constituents. We are elected to reflect their values. I believe they trust us to also respect the process by which we are required by law to operate. Out of respect for the law and the oath I swore to uphold specifically the open meeting law which prohibits us from making decisions on behalf of our constituents behind closed doors (or secret emails) I chose not to sign the letter as it was presented to me. I’d be happy to sign it after proper discussion, and suggest we check with the attorney general’s office to make sure we are proceeding correctly.”

Etelman said she doesn’t believe there was a violation. The communications, she said, were: one member sent an email to the chair, vice chair and town administrator asking for something to be done, and offered to write the statement. The chair and vice chair discussed this with the town administrator, which she said is above board. The letter was drafted, sent to the chair, vice chair and town administrator. There was no polling or discussion, and as far as she is concerned there was no violation. The town administrator forwarded the letter to all members, asking them to read the letter and add their names.

Forcier asked for the complaint to be read into the record. The description of alleged violation is as follows: “ I have reviewed the Selectboard Agenda from April 14th thru June of 2020 (23) and could [sic] find any mention or discussion of a statement dealing with BLM. On Tuesday I received an email asking me for feedback on the draft. The following morning I received a text on my phone indicating that I had until noon to sign in. [sic] I spoke with the Town Administrator who indicated that he did not see a hurry in it going out. Member Miles posted the information on Facebook. It appears that I am now perceived to be a racist. It appears to be a clear violation of the Open Meeting law as no open deliberation took place. I look forward to hearing from you.”

Miles noted she did not post the statement on Facebook. Maher said she posted the statement to the town website and to Facebook, and released it to the press. Miles said Forcier did not respond to the email indicating his thoughts on the matter, or to the draft letter, or, to her understanding, phone calls. She said the complaint was not submitted until two days after the statement was released.

Sullivan said at the time he did not feel it was a violation. Afterward, town counsel said it might be. Sullivan said the statement seemed to be something that members wanted to get out to the public to have their sentiments known.

Cyr thanked members of the public who reached out to Selectboard members in support of the board’s stance on racism in the community. Etelman seconded these sentiments and said members received an avalanche of support for the statement thanking the board for taking a stand and for encouraging and demanding the town continue to look at what it can do better and how.

Sullivan said the complaint has been turned over to town counsel.

Miles motioned to accept the statement against racism as written. Etelman seconded.

Roll Call Vote

Chair Cyr – Aye

Vice Chair Etelman – Aye

Member Geraghty – Aye

Member Forcier – Aye

Member Miles – Aye

Forcier asked if members were alright with what he called “racist hatred” that was “put on” him. Cyr and Etelman said they did not see any. Geraghty said he heard from upset residents bothered by the absence of Forcier’s signature on the original letter, and Geraghty encouraged them to reach out to Forcier directly to speak to his decision making process for not signing the letter in the first place.

Sullivan said employees wanted to remind the Selectboard and the public that they are in support of the letter and continue to attend trainings on inclusion and acceptance during professional development days.

ADJOURN

SE motion to adjourn. Miles seconded.

Roll Call Vote

Chair Cyr – Aye

Vice Chair Etelman – Aye

Member Geraghty – Aye

Member Forcier – Aye

Member Miles – Aye

The meeting adjourned at 6:53 p.m.

RESPECTFULLY SUBMITTED
Kristin Maher
Executive Assistant to Administration

SELECTBOARD MEETING
Joint Meeting with Appropriations
TUESDAY, JULY 7, 2020
MEETING MINUTES
VIRTUAL MEETING ROOM – 6 P.M.

Present were Chair Jeff Cyr, Vice Chair Sarah Etelman, member Chris Geraghty, member Bruce Forcier, Member Andrea Miles, and Town Administrator Michael J. Sullivan.

CALL TO ORDER

Cyr called the meeting to order at 6 p.m.

END OF FISCAL YEAR 2020 TRANSFERS

During a joint meeting with the Appropriations Committee, Sullivan highlighted various adjustments the town needed to make in different areas such as the legal services budget, the snow and ice budget, and unemployment insurance budget. The transfers will come from the Group Health Insurance account, as it is generally healthy and transferring from one single account is easiest.

The Appropriations Committee unanimously recommended approval of these transfers from the Group Health Insurance account.

Etelman motioned to accept the Appropriations Committee's recommendation to approve the transfers as presented. Forcier seconded.

Roll Call Vote

Etelman – Aye

Miles – Aye

Geraghty – Aye

Forcier – Aye

Cyr – Aye

COVID-19 UPDATE

Public Health Director Sharon Hart said the number of confirmed COVID cases is 147, up four from last week. Contact cases are up to 135 from 130. There is one probable case. The numbers are still rising.

Hart noted changes to the governor's ordering regarding assemblies. No more than 25 persons are collectively allowed indoors, with new spacing requirements of eight persons per 1000 square feet. Outdoors, the 8-foot spacing is in place and there can be no more than 100 persons per event, including staff.

Sullivan said it is difficult to enforce the continually changing guidelines. The town often receives calls about people in public not wearing face masks. However, he said 90 percent of the public is cooperative.

Etelman reminded the public there is a reason for basketball hoop removal, mask requirements and signage at parks. New health reports are showing devastating short-term effects of COVID-19 in survivors, she said, and no one knows about long-term effects.

Hart noted it is not only older folks who are contracting the disease. A local eight-year-old had to go to the hospital in connection with COVID-19. "It's here. It's not going anywhere," she said.

Regarding the return of Mount Holyoke College students, Hart said a hybrid model has been adopted where 50 percent of students will work remotely while the other 50 percent returns to campus. There is a college emergency response team that will work with the health department with contact tracing in case there is an outbreak. Schools are following Department of Education guidelines.

RECREATION UPDATE

Recreation Department Director Andy Rogers said due to the pandemic, the department lost its spring sports programs and issued 487 refunds to families. He is hoping to be able to have a fall sports program. The department also had to cancel its trips to Celtics and Red Sox games, as well as to Tanglewood, in addition to tennis programs and camps. Instead, yoga in the park, virtual science and art ventures, and a scavenger hunt through various park and trails have been added. The spray parks are open from 10 a.m. to 2 p.m. weather permitting. The threat of EEE has impacted programs occurring after school and at night. Without program fees, the department has no funding for alternative programs like pickleball.

Rogers reminded the public to "pack in, pack out" at parks and playgrounds to keep the grounds clean. Dogs are not permitted on trails, but if residents do take their four-legged friends with them they must remain on leash. Residents must pick up dog waste and bring it with them out of the park / trail area.

Signage reminding folks to social distance and wear masks are installed at parks.

AD HOC COMMITTEE ON MEETING PLATFORM

Miles motioned to appoint Town Meeting members Renee Sweeney and Paul Dobosh, Town Moderator John Hine, Town Clerk Carlene Hamlin, Cable Studio Manager Dan Pease, Commission on Disabilities Chair Johnstone Campbell and Selectboard Member Chris Geraghty to the Ad-Hoc Virtual Meeting Platform Committee. Etelman seconded.

Roll Call Vote

Etelman – Aye

Miles– Aye

Geraghty– Aye

Forcier – Aye

Cyr – Aye

BORROWING ISSUANCE / ACCEPTANCE OF BIDS

Etelman motioned that the sale of the \$11,695,000 General Obligation Bond Anticipation Notes of the town dated July 15, 2020 to BNY Mellon Capital Markets, LLC, at par and accrued interest plus a premium of \$184,522,54, further voted that in connection with the marketing and sale of the notes, the preparation and distribution of a notice of sale and preliminary official statement dated June 24, 2020, and a final official statement dated July 1, 2020, each in such form as may be approved by the town treasurer, be and hereby are ratified, confirmed, approved and adopted, further voted that the town treasurer and the Selectboard be, and hereby are, authorized to execute and deliver a significant events disclosure undertaking in compliance with SEC Rule 15c2-12 in such form as may be approved by bond counsel to the town, which undertaking shall be incorporated by reference in the notes for the benefit of the holders of the notes from time to time, further voted that we authorize and direct the town treasurer to establish post issuance federal tax compliance procedures and continuing disclosure procedures in such forms as the town treasurer and bond counsel deem sufficient, or if such procedures are currently in place, to review and update said procedures in order to monitor and maintain the tax-exempt status of the notes and to comply with relevant securities laws, further voted that each member of the Selectboard, the town clerk and town treasurer be and hereby are authorized to take any and all such actions and execute and deliver such certificates, receipts or other documents as may be determined by them, to be necessary or convenient to carry into effect the provisions of the foregoing votes, further voted that all votes relative to the various underlying capital authorizations are hereby affirmed and ratified. Forcier second.

Roll Call Vote

Etelman – Aye

Miles– Aye

Geraghty– Aye

Forcier – Aye

With this, Sullivan said TOSH is able to save \$489,000 over a 10-year span. Of that sum, \$413,863 will go back to taxpayers as it was part of a debt exclusion for Plains School. This retroactively lowers the cost of the school.

Etelman motioned that in order to reduce interest costs, the town treasurer is authorized to issue refunding bonds, at one time or from time to time, pursuant to Chapter 44, Section 21A of the general laws or pursuant to any other enabling authority, to refund all or a portion of the town's \$8,180,000 General Obligation Municipal Purpose Loan of 2013 Bonds, Series A, dated December 18, 2013 maturing on and after May 15, 2022, that such refunding bonds may be issued on a tax exempt or taxable basis as shall be determined by the treasurer, and that the proceeds of any refunding bonds issued pursuant to this vote shall be used to pay the principal, redemption premium and interest on the refunded bonds and costs of issuance of the refunding bonds, further voted that the sale of the \$5,665,000 General Obligation Refunding Bonds of the town dated July 21, 2020 to Piper Sandler & Co, at the price of \$5,638,181.25 and accrued interest, if any, is hereby approved and confirmed. The bonds shall be payable on May 15 of the years and in the principal amounts and bear interest at the respective rates as presented, further voted that the bonds maturing on May 15, 2038 shall be subject to mandatory redemption or mature as presented, further voted that in connection with the marketing and sale of the bonds,

the preparation and distribution of a preliminary official statement dated June 24, 2020 and a final official statement dated July 7, 2020, each in such form as may be approved by the town treasurer, be and hereby are ratified, confirmed, approved and adopted, further voted that the bonds shall be subjects to redemption, at the option of the town upon such terms and conditions as set forth in the official statement, further voted to approve and confirm the provisions of the bond purchase agreement dated July 7, 2020, including the consent to the purchase of the bonds by Piper Sandler & Co. on a negotiated basis, further voted to authorize the execution and delivery of a refunding escrow agreement in connection with the bonds to be dated July 21, 2020 between the town and U.S. Bank National Association, as refunding escrow agent on such terms and conditions as may be approved by the town treasurer, further voted that the town treasurer and the Selectboard be, and hereby are, authorized to execute and deliver a continuing disclosure undertaking in compliance with SEC Rule 15c2-12 in such form as may be approved by bond counsel to the town, which undertaking shall be incorporated by reference in the bonds for the benefit of the holders of the bonds from time to time, further voted that we authorize and direct the town treasurer to establish post issuance federal tax compliance procedures and continuing disclosure procedures in such forms as the town treasurer and bond counsel deem sufficient, or if such procedures are currently in place, to review and update said procedures, in order to comply with relevant securities laws, further voted that each member of the Selectboard, the town clerk and the town treasurer be and hereby are authorized to take any and all such actions, and execute and deliver such certificates, receipts or other documents as may be determined by them, or any of them, to be necessary or convenient to carry into effect the provisions of the foregoing votes. Cyr seconded.

Roll Call Vote

Etelman – Aye

Miles– Aye

Geraghty– Aye

Forcier – Aye

DOR SOUTH HADLEY FINANCIAL POLICIES DISCUSSION

Sullivan said the Selectboard should review the draft Financial Policy Manual from the Division of Local Services Department of Revenue as part of the Baker-Polito Administration's Community Compact Cabinet initiative. Most of the policies are already being followed by the town. Sullivan said the town auditor is pleased with what the town is doing accounting wise, and TOSH is in good financial shape. The board agreed to have Sullivan go through draft and highlight policies the town is not yet following to present to Appropriations to look at and consider adopting.

ADJOURN

Etelman motioned to adjourn. Miles seconded. All in favor. The meeting adjourned at 7:32 p.m.

RESPECTFULLY SUBMITTED
Kristin Maher
Executive Assistant to Administration

Subject: Zoning For 82 Sorbi Circle/82 Pearl St location

From: New England Koi <info@newenglandkoi.com>

Date: 7/30/2020, 11:50 AM

To: Richard Harris <rharris@southhadley.ma.gov>, msullivan@southhadley.ma.gov, kmaher@southhadley.ma.gov, acapra@southhadley.ma.gov

To whom it may concern, I am enclosing all of the information I believe you require to review our request.

1) Property Location- 82 Sorbi Circle, So.Hadley 01075 Assessor's Map #58 Parcel ID#0058-0072-000

2) Existing Zoning District is: Agricultural

3) Requested Zoning Change:Business A (neighborhood business)

4) My Husband Steven Knowles and I Catherine Knowles are owners of the Property and the Business New England Koi & Pond Supply

Note: We feel we currently fall under: Section D currently and should not have to petition for a zoning change, however that is not what the Building Commissioner has informed us of.

Agricultural, horticultural and floricultural uses.

Agricultural, horticultural and floricultural uses shall include produce farms, truck gardens, dairies, nurseries, wood lots, greenhouses, harvesting of natural ice, and similar pursuits yielding food, fiber or decorative plants.

- A.** On parcels of less than five acres, in all districts except Agricultural, and Industrial A, the following restrictions apply: The keeping and raising of pigs, rabbits, livestock, pigeons, whether raised for table or other purposes, or other like objectionable uses are prohibited.
- B.** The keeping of poultry is restricted to a small flock for the use of the resident occupant only. The flock shall be confined in an enclosure not less than 10 feet from any lot line and not less than 25 feet from any building used for human habitation. For the purpose of this bylaw, a "small flock" shall mean and shall not exceed one unit of poultry to each 500 square feet of lot area but in no case more than 12 such units on any lot. The building and enclosure for the keeping of poultry permitted herein shall not exceed 1/20 of the area of the lot on which it is located, and any building so used shall be limited to one story in height. The use of such enclosure or building for the keeping of poultry shall be accessory to a dwelling existing on the same lot or on an abutting lot. Any greenhouse on such a parcel shall not be conducted as a business, and any greenhouse heating plant shall be located at least 20 feet from any lot line.

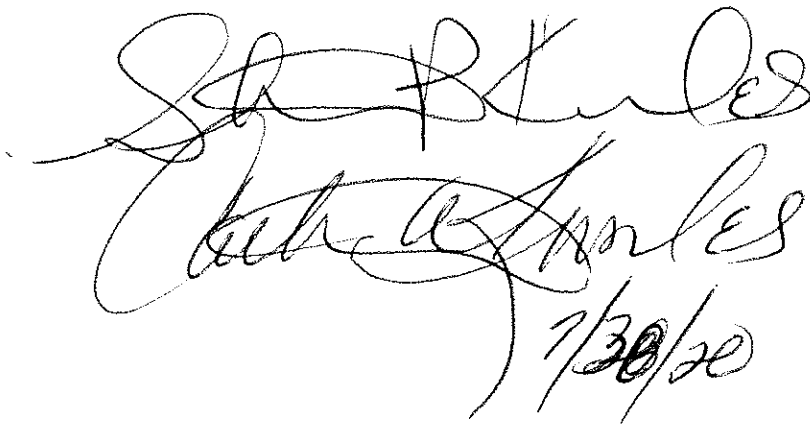
- C. On parcels of less than five acres in Residence A-1 Districts, the keeping and raising of roosters, as well as pigs, rabbits, livestock, pigeons and other like objectionable uses, is prohibited. Any greenhouse on such a parcel shall not be conducted as a business, and any greenhouse heating plant shall be located at least 20 feet from any lot line.
- D. On parcels of less than five acres in Agricultural Districts, the above-described restrictions shall not apply.
- E. Agricultural, horticultural and floricultural uses are prohibited entirely on parcels of less than five acres in Industrial A Districts.

Please accept this electronic Signature as a valid and legal signature of ours for purposes of this e-mail. A hard copy will be mailed as well.

Steven P. Knowles

Catherine A. Knowles

7/30/2020



Handwritten signatures of Steven P. Knowles and Catherine A. Knowles, dated 7/30/20.

August 12, 2020

VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED #: 7016 3010 0000 6556 1537

Selectboard - Town of South Hadley
116 Main Street
Room 109
South Hadley, MA 01075

**Re: Mary Elizabeth O'Meara, et als
0058-0135-000 (formerly a Portion of 0058-0023-000) – Chapter 61A
Lot 2 Lithia Springs Road, a/k/a 10 Lithia Springs Road
Notice of Intended Sale**

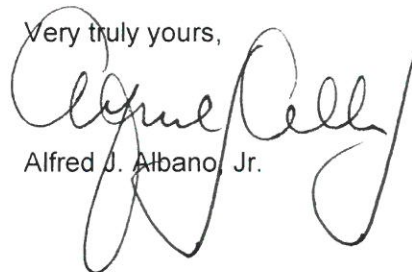
Dear Members of the Selectboard:

Please be advised that Mary Elizabeth O'Meara, et als have entered into a contract for the sale of Lot 2 located on Lithia Springs Road, a/k/a 10 Lithia Springs Road, for the contract sale price of \$120,000.00. The parcel being conveyed is described in Paragraph 2 of the enclosed Purchase and Sale Agreement, and is shown on the attached survey as Lot 2. This property is currently classified under M.G.L. Chapter 61A, and is identified as Assessors Parcel ID # 0058-0135-000 (formerly a portion of Assessors Parcel ID # 0058-0023-000). The relevant deeds are recorded in the Hampshire County Registry of Deeds Book 6653, Page 41 and Book 10310, Page 36.

This notice of intended sale is hereby given to the Town of South Hadley pursuant to the provisions of M.G.L. Ch. 61A §14.

Please advise me at your earliest opportunity whether or not you intend to exercise your first refusal option as described in the statute.

Very truly yours,

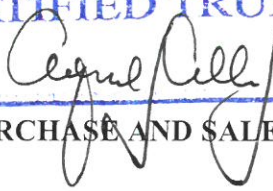


Alfred J. Albano, Jr.

AJA:krb
enclosures

cc: South Hadley Board of Assessors with enclosures
Via Certified Mail Return Receipt Requested #: 7016 3010 0000 6556 1554
South Hadley Planning and Conservation Department with enclosures
Via Certified Mail Return Receipt Requested #: 7016 3010 0000 6556 1551
South Hadley Conservation Commission with enclosures
Via Certified Mail Return Receipt Requested #: 7016 3010 0000 6556 1568
The Commissioner of the Department of Conservation and Recreation with enclosures
Via Certified Mail Return Receipt Requested #: 7016 3010 0000 6556 1575
Barbara Smith with enclosures
Via email only

CERTIFIED TRUE COPY



PURCHASE AND SALE AGREEMENT

1. **PARTIES.** This Agreement is made this 5 day of August, 2020 between

Barbara Smith, Theresa Elaine Gagne, Julie A. Levreault, Joseph P. Levreault, Joanne E. Levreault, Jill L. Brown, Mary O'Meara, Jeffry L. Levreault, James P. Levreault, Jennifer M. Sabourin, John J. Levreault

hereinafter called the SELLER, and

Milo O. Childs Campolo
47 Old Stage Rd, Hatfield, MA

hereinafter called the BUYER

2. **DESCRIPTION.** Subject to the terms and conditions hereinafter set forth, the SELLER agrees to sell and the BUYER agrees to buy the following bounded and described premises: Lot 2 Lithia Springs Rd

South Hadley, Massachusetts, being all or a portion of the land as more particularly described in a Deed recorded on 01/23/2007 in the Hampshire County Registry of Deed in Book 6653 Page 41 or Land Court Certificate # _____

3. **BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES.** Included in the sale as part of said premises are all buildings, structures, improvements and fixtures located in or on the premises belonging to the SELLER and used in connection therewith including, IF ANY, all venetian blinds, curtain rods, window shades, wall to wall carpeting, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, oil and gas burners and fixtures appurtenant thereto, hot water tanks, plumbing fixtures, electrical and other lighting fixtures, TV antennas, rotors and controls, garage door openers and controls, mantels, fences, gates, trees, shrubs, plants, and, IF BUILT-IN, exhaust fans, garbage disposers, dishwashers, air conditioning equipment, kitchen ranges and ovens, and vacuum cleaners and all related accessories.

Items to be transferred to the BUYER in "as is", but in operating condition, and not to be considered part of the sale are: (if none, state "none")

None

Not included in the sale as part of the premises are the following items: (if none, state "none")

None

Not included in the sale as part of the premises are the following rented fixtures (example: hot water tanks, propane tanks, solar panels) not belonging to the SELLER: (if none, state "none")

None

4. **TITLE.** Said premises are to be conveyed on or before 08/27/2020 by a good and sufficient Deed of the SELLER which shall be a Deed of equal character and covenants as held by the SELLER, conveying a good, clear record and marketable title to the same free from all encumbrances, except:

- a. Usual public utilities servicing the premises, if any;
- b. Taxes for the current year not due and payable on the date of delivery of the Deed;
- c. Any liens for municipal assessments and/or orders for which assessments may be made after the date of the closing;
- d. Restrictions and easements of record, if any, which do not materially affect the value or current use (single family and/or _____) of the premises;
- e. Provisions of existing building and zoning laws.


08/11/20
9:59 AM EDT
dotloop verified


08/11/20
2:00 PM EDT
dotloop verified


08/11/20
6:21 PM EDT
dotloop verified


08/11/20
7:40 PM EDT
dotloop verified


08/11/20
7:40 PM EDT
dotloop verified


08/11/20
12:28 PM EDT
dotloop verified


08/11/20
7:31 PM EDT
dotloop verified


MCC

Buyer's Initials


08/11/20
11:39 AM TAHT
dotloop verified


08/11/20
5:42 PM EDT
dotloop verified


08/11/20
1:44 PM EDT
dotloop verified


08/11/20
12:40 PM EDT
dotloop verified

5. **ADDITIONAL DOCUMENTATION AT CLOSING.** The SELLER agrees to execute and deliver simultaneously with the delivery of the Deed such certifications as may reasonably be required by the BUYER'S attorney or the BUYER'S mortgage lender including, without limitation, documents relating to the absence of tenants in the premises, the absence of mechanic's or materialmen's liens, the payment of municipal liens, the absence of UFFI at the premises and the SELLER'S compliance with requirements imposed upon residential sellers with respect to UFFI by statute and applicable regulations, the underlying financial terms of the purchase and sale, the citizenship and residency of the SELLER, and the SELLER'S taxpayer identification number and forwarding address.

6. **CONSIDERATION.** For such Deed and conveyance the BUYER is to pay the sum of ... PRICE \$ 120,000.00
of which DEPOSIT \$ 5,000.00
have been paid this day as a deposit and BALANCE DUE \$ 115,000.00
are to be paid in cash, or by certified or bank check, or attorney IOLTA check, upon delivery of the Deed.

7. **PERFORMANCE.** The Deed is to be delivered and the consideration paid at the Registry of Deeds in which the Deed should be by law recorded on 08/27/2020 unless some other place and time should be mutually agreed upon. To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the Deed, use the purchase money or any portion thereof to clear the title of any and all encumbrances or interests; and all instruments so procured to clear the title shall be recorded in accordance with customary Real Estate practices.

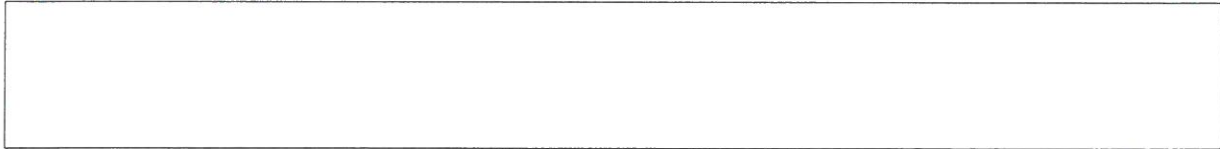
8. **CASUALTY LOSS.** In case of any damage to the premises by fire or other casualty after the signing and delivery of this Agreement by all parties hereto, and unless the premises shall have been restored to its former condition by the SELLER prior to the performance date, the BUYER may, at the BUYER'S option, either cancel this Agreement and recover all sums paid hereunder or require as part of this Agreement that the SELLER pay over or assign, on delivery of the Deed, all sums recovered or recoverable on any and all insurance covering such damage, plus an amount equal to any "deductible" under such insurance.

9. **POSSESSION.** Full possession of the premises, free of all tenants and occupants, is to be delivered to the BUYER at the time of the delivery of the Deed, the said premises to be then in the same condition in which they now are, reasonable use and wear of the buildings thereon excepted. The SELLER also agrees that the premises will be delivered to the BUYER in "broom clean" condition. The BUYER shall have the right to inspect the premises for compliance with this paragraph prior to delivery of the Deed upon reasonable notice to the Broker.

10. **ADJUSTMENTS.** Fuel, rents, security and rent deposits and any interest due thereon, water rates, sewer use and taxes and homeowners' association or condominium fees and/or reserves, if applicable, shall be apportioned as of the day of delivery of the Deed. If the amount of said taxes is not known at the time of the delivery of the Deed, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive the delivery of the Deed.

11. **DEPOSITS.** All deposits made hereunder shall be held by Real Living Realty Professionals
herein called the Escrow Agent, and shall be duly accounted for at the time for performance of this Agreement. In the event of a dispute between SELLER and BUYER as to any or all of the provisions of this Agreement or the performance thereof, the Escrow Agent shall retain all deposits hereunder in the Escrow Agent's escrow account, unless some other Agreement is reached in writing between the parties, or until the dispute is resolved either by court judgment or by binding settlement between the parties. The Escrow Agent shall abide by any court decision concerning to whom the funds shall be paid and shall not be made a party to a lawsuit solely as a result of holding escrowed funds. Should the Escrow Agent be made a party in violation of this paragraph, the Escrow Agent shall be dismissed and the party asserting a claim against the Escrow Agent shall pay the Escrow Agent's reasonable attorneys' fees and costs.

12. **DEFAULT.** Should the BUYER default in BUYER'S obligations under this Agreement, then the BUYER'S deposit(s) shall be the amount of the SELLER'S total liquidated damages; this shall be SELLER'S sole remedy, either at law or in equity, for the BUYER'S default under this Agreement; ~~provided, however, that in the event the amount of the BUYER'S deposit(s) is less than 5% of the Deed consideration set forth in paragraph 6 above, then the BUYER shall pay to the SELLER as liquidated damages, in addition to the SELLER'S retention of the BUYER'S deposit(s), the difference between 5% (recommended 5%) of the Deed consideration and the amount of the BUYER'S deposit(s), plus reasonable attorney's fees, court costs and expenses incurred by the SELLER in collecting such additional amount.~~



 08/11/20 8:58 AM EDT dotloop verified	 08/11/20 2:00 PM EDT dotloop verified	 08/11/20 6:21 PM EDT dotloop verified	 08/11/20 12:31 PM EDT dotloop verified	 08/11/20 7:40 PM EDT dotloop verified	 08/11/20 12:28 PM EDT dotloop verified
 08/11/20 7:31 PM EDT dotloop verified	 08/11/20 11:39 AM TAHT dotloop verified	 08/11/20 5:42 PM EDT dotloop verified	 08/11/20 1:44 PM EDT dotloop verified	 08/11/20 12:40 PM EDT dotloop verified	

Buyer's Initials

13. MORTGAGE CONTINGENCY. This Agreement is contingent on the BUYER'S ability to obtain a (conventional, FHA, VA, MHFA, etc.) _____ Land Loan _____ mortgage loan commitment of \$ _____ 96,000 _____. If, despite the BUYER'S diligent efforts, a commitment for such loan cannot be obtained on or before _____ 08/18/2020 _____, the BUYER shall so advise the Broker in writing and this Agreement shall become null and void, and all payments made hereunder shall be refunded and all obligations to each other shall cease. If such written notice is not received on or before the expiration date hereinabove specified, the BUYER shall be bound to perform the BUYER'S obligations under this Agreement. Further, the BUYER agrees to provide such reasonable documentation of the BUYER'S failure to obtain such loan commitment as the SELLER may request. In no event shall the BUYER be deemed to have used "diligent efforts" to obtain such commitment unless the BUYER submits a complete mortgage loan application conforming to the foregoing provisions forthwith. Property to appraise at or above sales price within the date as identified in this paragraph.

14. SMOKE AND CARBON MONOXIDE DETECTORS. The SELLER shall provide to the BUYER at the time of delivery of the Deed a certificate from the fire department certifying that the premises conform to Massachusetts General Laws, Chapter 148, Section 26F and 26F 1/2, concerning approved smoke and carbon monoxide detectors.

15. TERMITE INSPECTION. This Agreement is subject to the right of the BUYER to obtain, at BUYER'S own expense, (except if the mortgage described in paragraph 13 is VA, Seller will pay termite inspection charges), a termite or other wood-destroying insect inspection and written report, being made by a licensed exterminator, on or before _____ 07/24/2020 _____. If the inspection shows that there is no evidence of termite or other wood-destroying insect infestation in the existing construction, or if infestations had existed, they have been corrected, this Agreement shall be in full force. If the inspection shows that there is evidence of termites or other wood-destroying insect infestations and/or damage as a result of infestations, the BUYER shall furnish SELLER with a copy of the written report(s) stating the results of the inspection. If the total cost of treatment and repair does not exceed \$1,000.00 the SELLER shall undertake such treatment and/or repair and the BUYER shall be bound to perform the BUYER'S obligations under this Agreement. In the event that said cost shall exceed \$1,000.00, the SELLER at SELLER'S option, may bear all expenses in excess of \$1,000.00 or may, subject to the BUYER'S election hereinafter stated, cancel this Agreement by notifying the Broker in writing, in which event this Agreement shall become null and void and all deposits made hereunder shall be refunded to the BUYER. Notwithstanding the SELLER'S right to cancel, the BUYER may, upon prompt written notice to the SELLER, agree to pay all amounts in excess of \$1,000.00, in which case the SELLER shall be bound to perform this Agreement, paying the first \$1,000.00 of the cost of extermination and/or repair.













16. LEAD PAINT LAW. The BUYER acknowledges that under Massachusetts Law, whenever a child under six (6) years of age resides in any premises in which paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said material so as to make it inaccessible to children under six (6) years of age. The BUYER further acknowledges that prior to the signing of this Agreement, the SELLER and the Broker have (a) provided to the BUYER the standard notification form from the Massachusetts Department of Public Health concerning lead paint and the BUYER signed the property transfer notification certificate; (b) disclosed to the BUYER any information known to the SELLER or the Broker or any of them about the presence of such materials containing dangerous levels of lead in the premises; (c) informed the BUYER of the availability of inspections for dangerous levels of lead; and (d) verbally informed the BUYER of the possible presence of dangerous levels of lead and the provisions of the lead paint law and regulations.

17. FUEL STORAGE TANKS. The parties acknowledge that the Massachusetts Board of Fire Prevention has issued regulations governing the maintenance, repair and removal of fuel storage tanks to prevent and detect leakage of tank contents into surrounding soil and water supplies. The SELLER hereby discloses that there are the following fuel storage tanks, their type and their location at the premises: (ex: propane, oil, in the basement, in the ground). (If none, state "none")

None

If there are one or more fuel tanks at the premises, the SELLER represent that the fuel storage tanks have been used exclusively for the storage of fuel for consumption on the premises and to the best of the SELLER'S knowledge there has been no release or leaking of fuel from such tank(s). In the event that such tanks have not been so used, SELLER agrees that SELLER will comply with the applicable provisions of the 527 CMR 9.00 et seq. regarding the removal/filling of such tanks so that at the time of the delivery of the Deed the premises will be in compliance with the provisions of the aforesaid regulations. SELLER shall provide, prior to closing, a certificate of disposal/removal for all tanks previously removed from the premises by the SELLER, whether underground or aboveground. Note: for purposes of this paragraph, "underground" does not mean tanks in the basement.

18. SUBSURFACE SEWAGE DISPOSAL SYSTEM INSPECTION CONTINGENCY. Check here (), if applicable, and attach Addendum A, which shall become part of this Agreement.

 08/11/20 9:59 AM EDT dotloop verified	 08/11/20 2:00 PM EDT dotloop verified	 08/11/20 6:21 PM EDT dotloop verified	 08/11/20 12:31 PM EDT dotloop verified	 08/11/20 7:40 PM EDT dotloop verified	 08/11/20 12:28 PM EDT dotloop verified	 MCC
 08/11/20 7:31 PM EDT dotloop verified	 08/11/20 11:39 AM TAHT dotloop verified	 08/11/20 5:42 PM EDT dotloop verified	 08/11/20 1:44 PM EDT dotloop verified	 08/11/20 12:45 PM EDT dotloop verified	Buyer's Initials	

19. MISCELLANEOUS REPRESENTATIONS.

- a. In the event that a private water source is servicing the premises, the SELLER represents that the water source is providing adequate amounts of potable water for normal household use as of the date hereof.
- b. SELLER has no actual knowledge of any pending assessment for the repair, maintenance or improvement or expansion of the water and/or sewer systems or for any other public improvement of any type that would give rise to an assessment on the premises.
- c. SELLER has not received written notice from any governmental authority having jurisdiction over the premises that the water supply or the sewer system is not sufficient to service the premises without the need of special equipment, or that an assessment is pending or is about to be placed on the premises for improvement or expansion of either or both systems or for any public improvements.
- d. The SELLER represents that all mechanical components will be in operating condition at the time of delivery of the Deed, unless otherwise stipulated in this Agreement.
- e. The SELLER represents that a Certificate of Compliance has been or will be recorded prior to the closing for any unreleased Order of Conditions pertaining to the premises. It is SELLER's responsibility to determine if there is an outstanding Order of Conditions recorded and it is SELLER's responsibility to obtain and record said Certificate of Compliance.

20. RIGHT TO INSPECT; ACKNOWLEDGEMENT. This Agreement is subject to the right of the BUYER to obtain, at BUYER'S own expense, an inspection of the premises and written report to include, but not be limited to, the structural condition of the dwelling(s), pool(s) if any, other structures if any, and the condition of all systems in the dwelling(s) or on the premises. The BUYER'S right of inspection shall expire on 07/24/2020. The BUYER and the BUYER'S consultant(s) shall have the right of access to the premises at reasonable times upon twenty-four (24) hours advance notice to the Broker, for the purpose of inspecting, as aforesaid, the condition of said premises. If the BUYER is not satisfied with the results of such inspection(s), this Agreement may be terminated by the BUYER, at the BUYER'S election, without legal or equitable recourse to either party, the parties thereby releasing each other from all liability under this Agreement, and the deposit shall be returned to the BUYER, provided however, that the BUYER shall have notified the Broker, in writing, on or before the inspection expiration date hereinabove specified, of the BUYER'S intention to so terminate. If such notice is not received on or before the inspection expiration date hereinabove specified, the BUYER shall be bound to perform BUYER'S obligations under this Agreement.

BUYER ACKNOWLEDGES THAT: (a) INFORMATION WAS SUPPLIED BY THE SELLER AND HAS NOT BEEN CHECKED FOR ACCURACY BY THE BROKER; (b) PUBLIC INFORMATION WAS SUBJECT TO BUYER'S VERIFICATION; (c) EACH ITEM WAS SUBJECT TO DIRECT INQUIRY BY THE BUYER, AND THE BUYER HAS BEEN SO ADVISED; (d) THE BROKER MAKES NO REPRESENTATIONS REGARDING THE CONDITION OF THE PREMISES, STRUCTURE(S) THEREON OR THE MECHANICAL COMPONENTS THEREOF; AND (e) THE BUYER HAS NOT BEEN INFLUENCED TO ENTER INTO THIS AGREEMENT NOR HAS THE BUYER RELIED UPON ANY WARRANTIES OR REPRESENTATIONS NOT SET FORTH OR INCORPORATED IN THIS AGREEMENT OR PREVIOUSLY MADE IN WRITING, EXCEPT FOR THE FOLLOWING ADDITIONAL WARRANTIES OR REPRESENTATIONS, IF ANY, MADE BY EITHER THE SELLER OR THE BROKER[S].

(If none, state "none," if any listed, indicate by whom the warranty or representation was made) None

21. BUYER'S RELEASE OF SELLER AND BROKER[S]. The BUYER hereby releases the SELLER and the Broker from any and all liability of any nature relating to the condition of, or any defects in, the premises or any materials, substances or structures or improvements thereon, specifically including, without limitation, all matters set forth in paragraph 20 above, of which the SELLER or Broker, as the case may be, had no actual knowledge prior to the execution of this Agreement.

22. MARKETING OF PREMISES. SELLER agrees that upon signing of this Agreement by SELLER and BUYER, and during the pendency of this Agreement, the Broker shall have no obligation to further market the premises.

23. CONSTRUCTION OF AGREEMENT. This Agreement has been executed in one or more counterparts and each executed copy shall be deemed to be an original, is to be construed under the laws of Massachusetts, is to take effect as a sealed instrument, sets forth the entire agreement between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns and may be canceled, modified or amended only by a written instrument executed by the parties hereto or their legal representatives. If two or more persons are named herein as SELLER or BUYER, their obligations hereunder shall be joint and several.

 08/11/20 2:59 AM EDT dotloop verified	 08/11/20 2:00 PM EDT dotloop verified	 08/11/20 6:21 PM EDT dotloop verified	 08/11/20 12:31 PM EDT dotloop verified	 08/11/20 7:40 PM EDT dotloop verified	 08/11/20 12:28 PM EDT dotloop verified
 08/11/20 7:31 PM EDT dotloop verified	 08/11/20 11:39 AM TAHT dotloop verified	 08/11/20 5:42 PM EDT dotloop verified	 08/11/20 1:44 PM EDT dotloop verified	 08/11/20 12:40 PM EDT dotloop verified	

Buyer's Initials

MCC

24. NOTICE. Any notice required to be given in this Agreement shall be in writing and shall be deemed to be duly given when delivered to the party entitled to such notice at their address set forth herein.

Seller's Attorney Firm: Bacon and Wilson
 Seller's Attorney: Alfred Albano, Jr
 P: _____ F: _____
 Email: AAlbano@baconwilson.com

Buyer Attorney Firm: Willow Street Legal, LLC
 Buyer Attorney: Attorney Marvin Cable
 P: 413-268-6500 ext. 140 F: 413-268-6500
 Email: law@willowstreetlegal.com

Listing Broker Firm Name: Real Living Realty Professionals
 Firm License Number: 8401
 Listing Agent Name: Dawn Currier
 Listing Agent License Number: 9068086
 Listing Agent Email: thecurriergroup@gmail.com

Buyer Broker Firm Name: Trademark Real Estate LLC
 Firm License Number: 8637
 Buyer's Agent Name: Kelly Page
 Buyer's Broker License Number: 9500035
 Buyer's Agent Email: kelly@trademarkre.net

25. ADDITIONAL PROVISIONS. Set forth below are additional provisions, if any, which are incorporated herein and made a part hereof: (If none, state "none")

Seller to remove parcel from Chapter 61A.
 Contingent upon the Town of So. Hadley waiving its right of first refusal under the provisions of MGL ch. 61A.

26. ADDENDUM(S) TO AGREEMENT. Attached hereto is/are addendum(s) which is/are incorporated herein and made a part hereof: (If none, state "none")

Addendum A
 COVID 19 Addendum

Theresa Elaine Gagne <small>dotloop verified 08/11/20 9:59 AM MDT 1SAK-ECSE-MRDH-RAMH</small>		 Milo Childs Campolo (Aug 7, 2020 18:40 EDT)
SELLER	Date	BUYER
Julie A. Lorcault <small>dotloop verified 08/11/20 2:00 PM EDT 9QZL-9CDS-GV8C-CPE1</small>		
Joseph P. Lorcault <small>dotloop verified 08/11/20 12:31 PM EDT ISR4-O091-NSGR-P76Q</small>	Date	BUYER
Joanne E. Lorcault <small>dotloop verified 08/11/20 7:40 PM EDT BNP7-HXLI-M2DI-FQMU</small>		

NOTICE: THIS IS a legal obligation. If you do not understand it, before signing

Jeffrey L. Lorcault <small>dotloop verified 08/11/20 12:28 PM EDT PCNT-Z5C9-7ZL2-HYFX</small>		Jennifer M. Sabourin <small>dotloop verified 08/11/20 5:42 PM EDT ZPXN-VZPM-JZEB-0FRD</small>
Jill L. Brown <small>dotloop verified 08/11/20 7:31 PM EDT KOVH-5R3Q-LTK3-COYT</small>		John J. Lorcault <small>dotloop verified 08/11/20 1:44 PM EDT BBCF-QBMA-TA16-EDBN</small>
James P. Lorcault <small>dotloop verified 08/11/20 11:39 AM TAHT</small>		Barbara Smith <small>dotloop verified 08/11/20 12:40 PM EDT TXGN-RTOC-YHGH-VTAC</small>

 08/11/20 8:59 AM MDT dotloop verified Sellers Initials	 08/11/20 9:20 PM EDT dotloop verified	 08/11/20 6:21 PM EDT dotloop verified	 08/11/20 12:31 PM EDT dotloop verified	 08/11/20 7:40 PM EDT dotloop verified	 08/11/20 12:28 PM EDT dotloop verified	<div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto;"></div> Buyer's Initials
 08/11/20 7:31 PM EDT dotloop verified	 08/11/20 11:39 AM TAHT dotloop verified	 08/11/20 5:42 PM EDT dotloop verified	 08/11/20 1:44 PM EDT dotloop verified	 08/11/20 12:40 PM EDT dotloop verified		

ADDENDUM A

It is mutually agreed that the following provisions are incorporated into and hereby become a material part of the Purchase and Sale Agreement between the parties referenced above.

1. Seller represent that they are not parties to bankruptcy, pending divorce, foreclosure proceedings, and there is no projected shortage of funds from proceeds to pay off all loans or any other proceeding or mutual circumstances that may affect their ability to convey clear and marketable title to the property.
2. Any title or practice which is the subject of a title or practice standard of the REBA Title or Practice Standards at the time of the delivery of the deed shall be governed by said title or practice standard to the extent applicable, including the assessment by the Lender/Buyer's Counsel, of a reasonable fee, of \$75.00 dollars, for the tracking and procurement of any discharge(s) of any mortgages held by the Seller and paid off at the time of closing.
3. The Seller shall use reasonable efforts to remove any title defects, but need not expend more than \$2,000, exclusive of legal fees, in order to remove such defects.
4. The Buyer's obligations under this Agreement are specifically contingent upon title to the Premises being insurable for the benefit of the Buyer, in a fee owner's policy of title insurance at normal premium rates, without exception other than the standard printed exceptions contained in the American Land Title Association form currently in use and those exception set forth in this Agreement.
- ~~5. Seller warrants to the best of their knowledge that the premises are not located within any special flood hazard area requiring Buyer to obtain flood insurance.~~
6. It is understood and agreed by the parties that the premises shall not conform with the title provisions of this Agreement unless:
 - a. All buildings, structures, and improvements, including but not limited to any driveways, garages, septic fields, and. all means of access to the premises shall be located completely within boundary lines of the premises and shall not encroach upon or under the property of any other person or entities.
 - b. No building structure or improvements of any kind belonging to any other person or entity shall encroach upon or under the premises.
 - c. The premises shall abut a public way, or a way approved by the city or town duly laid out, or accepted as such by the city or town in which the premises are located.
 - ~~d. The premises are not to the best of Seller's knowledge, subject to any law pertaining to wetlands.~~

TEJ
08/11/20
9:59 AM MDT
dotloop verified

MEO
08/11/20
2:00 PM EDT
dotloop verified

JPL
08/11/20
6:21 PM EDT
dotloop verified

JPL
08/11/20
12:31 PM EDT
dotloop verified

JEL
08/11/20
7:40 PM EDT
dotloop verified

JLL
08/11/20
12:28 PM EDT
dotloop verified

JLB
08/11/20
7:31 PM EDT
dotloop verified

JPL
08/11/20
11:39 AM TAHT
dotloop verified

JMS
08/11/20
5:42 PM EDT
dotloop verified

JPL
08/11/20
1:44 PM EDT
dotloop verified

BS
08/11/20
12:40 PM EDT
dotloop verified

7. At the time of the Closing referenced in this Agreement, the Seller shall deliver to the Buyer or Buyer's Lender the deed of the premises, and any documents necessary or required by the Buyer's mortgagee, including but not limited to (a) Affidavit of

MCC
MCC

No Liens or Parties in Possession; (b) Affidavit of Purchase Price and Terms; (c) Federal Tax Reporting Forms; (d) Any documents required for FHLMC or FNMA approval; and (e) disclosures regarding urea formaldehyde foam insulation.

- 8. Buyer shall have the election, at either the original or extended time period for performance, to accept such title as the Seller can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction, in which case the Seller shall convey such title.
- 9. The acceptance and recording of the deed by the Buyer shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except as are, by the terms hereof, to be performed after the delivery of said deed.
- 10. If any errors or omissions are found to have occurred in any calculations or figures used in the settlement statement by the parties (or would have been included if not for any such error or omission) and notice hereof is given with two (2) months of the closing to the party to be charged, then such party agrees to make payment to correct the error(s) or omissions(s).
- 11. The parties shall instruct their real estate brokers to send all amendments and extensions to Buyer's and Seller's Attorneys.
- ~~12. Should the Seller default in Seller's obligations under this Agreement, then, at the Buyer's sole determination, the Seller shall be obligated to reimburse the Buyer for all reasonable costs and expenses incurred between the execution of this Agreement until notification of the Seller's default.~~


 Milo Childs Campolo (Aug 7, 2020 18:40 EDT)

Buyer _____ Date _____

Buyer _____ Date _____

<i>Theresa Elaine Gagne</i> dotloop verified 08/11/20 9:59 AM MDT RVDT-U1HP-CFLO-PWVP	<i>Gill L Brown</i> dotloop verified 08/11/20 7:31 PM EDT 8XRG-SROH-TDQC-XAQH
<i>Mary Elizabeth O'Meara</i> dotloop verified 08/11/20 2:00 PM EDT JUYW-XGB2-J4OD-QPMB	<i>James P. Levreault</i> dotloop verified 08/11/20 11:39 AM TAHT GAGQ-6K1E-74B2-JZQX
<i>Julie A. Levreault</i> dotloop verified 08/11/20 6:21 PM EDT C50B-2UXU-B9OE-WWA2	<i>Jennifer M. Sabowrin</i> dotloop verified 08/11/20 5:42 PM EDT MUAV-RYER-WKIC-K6SB
<i>Joseph P. Levreault</i> dotloop verified 08/11/20 12:31 PM EDT VBM2-H711-1UU2-YFH3	<i>John J. Levreault</i> dotloop verified 08/11/20 1:44 PM EDT TJWE-8WIP-FMGH-YM8P
<i>Joanne E. Levreault</i> dotloop verified 08/11/20 7:40 PM EDT I2VK-JNP3-UDQ7-NZJZ	<i>Barbara Smith</i> dotloop verified 08/11/20 12:40 PM EDT QCNP-TU7J-NAHL-IZRA
<i>Jeffrey L Levreault</i> dotloop verified 08/11/20 12:28 PM EDT 8TFG-DTNB-X5FQ-9H3P	

COVID-19 Addendum

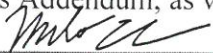
THIS ADDENDUM is deemed to amend and supplement the Offer to Purchase, Contract to Purchase and/or Purchase and Sale Agreement ("Agreement") dated _____ regarding real property identified as Lot 2 Lithia Springs Rd, South Hadley, MA ("Property") between Seller(s) Barbara Smith, Theresa Elaine Gagne, Julie A. Levreault, Joseph P. Levreault, Joanne E. Levreault, Jill L. Brown, Mary O'Meara, Jeffrey L. Levreault, James P. Levreault, Jennifer M. Sabourin, John J. Levreault ("Seller") and Buyer(s) Milo O. Childs Campolo ("Buyer").


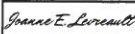




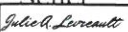
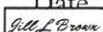



- I. Buyer and Seller acknowledge that the current spread of novel coronavirus (COVID-19) may cause delays or render it impossible or commercially unreasonable for one or more parties to perform their contractual obligations set forth in the Agreement, including closing in a timely manner.
- II. Acknowledging the foregoing, Buyer and Seller agree herein that if either party (a "Delayed Party") is unable to meet a specific deadline stated in the Agreement due to any of the following:
 - a. quarantine ordered by a government authority or an attending physician;
 - b. hospitalization of a party (or a member of their immediate family or household);
 - c. inability of a vendor, agent, lender, title insurer, attorney, insurance company, utility, or governmental agency whose cooperation is required to perform or provide a necessary service; or
 - d. a similar impediment related to the COVID-19 emergency that is beyond the reasonable control of the Delayed Party.

(each of the foregoing referred to as a "Condition"), then as soon as reasonably possible, but in no event after the deadline in question, the Delayed Party shall give notice of the Condition to the other party in writing and all deadlines contained in the Contract shall automatically be extended for a period of days (30 days if left blank), exclusive of weekends and federal holidays ("Extension"). In the event that the Extension expires before the Condition is resolved, then the parties may agree in writing to an additional extension of time, or either party may terminate the Contract in writing, and all deposit monies shall be returned to the Buyer, and Buyer and Seller shall have no further obligations under the Agreement. Notwithstanding the provisions of subsection (d) hereof, if any extension would or does result in the Buyer's mortgage commitment and/or interest rate expiring, then the Buyer may terminate this Agreement and all deposits shall be refunded to Buyer and all obligations of the parties to each other shall cease.

- III. In the event of any conflict between this Addendum and the Contract, this Addendum shall control. All other terms and conditions of the Contract remain unchanged.
- IV. This Addendum may be executed electronically, in counterparts, and via facsimile and may only be modified in a writing signed by the parties below.

By signing below the parties hereto acknowledge, understand and agree to all the foregoing terms and conditions; and the parties acknowledge that they have been advised of their right to seek independent legal counsel to review this Addendum, as well as the Agreement to which it is related.


Milo Childs Campolo (Aug 7, 2020 18:40 EDT)

 Theresa Elaine Gagne dotloop verified 08/11/20 9:59 AM MDT	 Joanne E. Levreault dotloop verified 08/11/20 7:40 PM EDT TO08-MW18-HTR8-GQBC	 Jennifer M. Sabourin dotloop verified 08/11/20 5:42 PM EDT 1WN4-B8TY-MIDG-0KYW
 Mary Elizabeth O'Meara dotloop verified 08/11/20 2:00 PM EDT	 Jeffrey L. Levreault dotloop verified 08/11/20 12:28 PM EDT	 John J. Levreault dotloop verified 08/11/20 1:44 PM EDT D7ZD-GZVR-NR7G-VTWS
 Julie A. Levreault dotloop verified 08/11/20 6:21 PM EDT	 Jill L. Brown dotloop verified 08/11/20 7:31 PM EDT	
 Joseph P. Levreault dotloop verified 08/11/20 12:31 PM EDT	 James P. Levreault dotloop verified 08/11/20 11:39 AM TAHT	 Barbara Smith dotloop verified 08/11/20 12:40 PM EDT SPWP-FGBW-EF4R-GR3W

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

PLANNING BOARD SOUTH HADLEY, MASSACHUSETTS

[Signature]

DATE: 4-9-2018

"PLANNING BOARD ENDORSEMENT UNDER THE SUBDIVISION CONTROL LAW SHOULD NOT BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. AN APPROVAL OF ZONING REQUIREMENTS"



- LEGEND**
- FOUND FOUND PLAN
 - FOUND FOUND SET
 - FOUND CONCRETE BOUND
 - FOUND STONE BOUND
 - FOUND STONE BOUND
 - UTILITY POLE

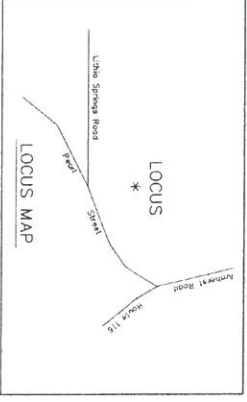
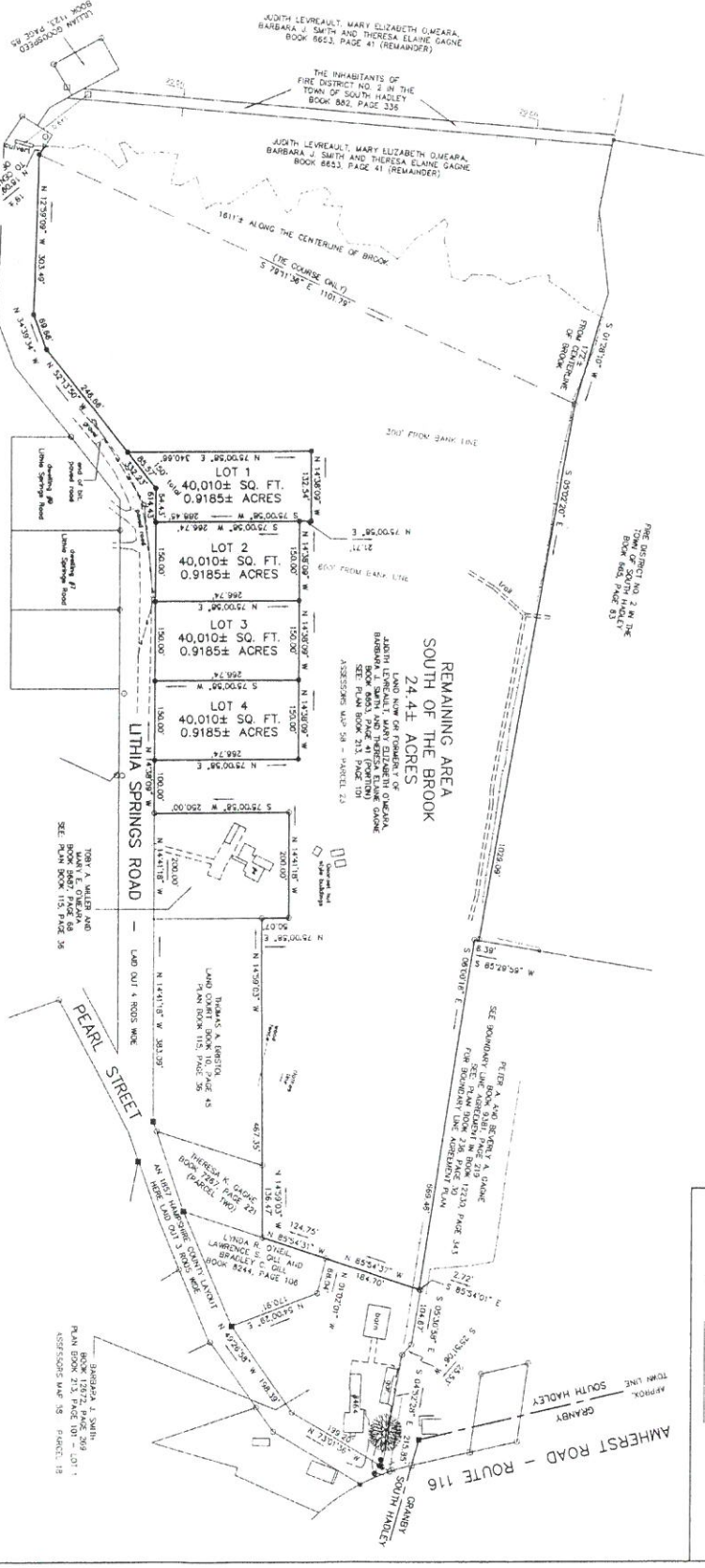
REPORT THAT THIS PLAN HAS BEEN PREPARED IN COMPLIANCE WITH THE REQUIREMENTS OF THE SUBDIVISION CONTROL LAW OF THE COMMONWEALTH OF MASSACHUSETTS
 RANDALL L. EYEN 235032

NOTES
 LOTS 1-4 ARE A PORTION OF BOOK 6653, PAGE 41

OWNER/APPLICANT
 MARY ELIZABETH OMEARA
 4 LITHIA SPRINGS ROAD
 SOUTH HADLEY, MA
 BARBARA J. SMITH
 404 AMHERST ROAD
 SOUTH HADLEY, MA



"SUBDIVISION APPROVAL NOT REQUIRED"
 PLAN OF LAND IN
 SOUTH HADLEY, MASSACHUSETTS
 PREPARED FOR
 MARY ELIZABETH OMEARA ET ALS
 SCALE: 1"=100'
 AUGUST 22, 2017
 RANDALL L. EYEN AND ASSOCIATES, INC.
 235 ROSSSETT STREET
 SOUTH HADLEY, MASSACHUSETTS
 413-584-7599
 MICHIGAN BOOK 0000 0000
 (Revised - February 6, 2018)



South Hadley Internet Access Proposal

August 20, 2020

The COVID 19 pandemic has highlighted some accessibility issues in South Hadley and nearly every other Massachusetts Community. One provider (Comcast) has rolled out a program for the under-served community “Comcast Essentials” <https://www.internetessentials.com/>.

The guidelines for the Comcast Essentials program excludes anyone who has or is occupying a domicile which already has a Comcast service, there are also restrictions on applicants who have an outstanding balance with Comcast, although that exclusion is waived for any service request made prior to December 1, 2020.

If a family or individual qualifies for one of the following assistance programs, they may likely be eligible for “Essentials”.

- **MEDICAID:** card or most recent eligibility letter for any member of your household.
- **Public housing assistance** documentation such as your lease, housing assistance payment (HAP) contract, or eligibility documentation from HUD.
- **SNAP:** letter indicating you are approved for Supplemental Nutrition Assistance Program benefits.
- **TANF:** eligibility letter for Temporary Assistance for Needy Families.
- **SSI:** eligibility letter for Supplemental Security Income.
- **NSLP/Head Start:** copy of a letter indicating current participation in the National School Lunch Program or Head Start, with your child's name, the school name, and the address of where you are requesting service.
- **LIHEAP:** letter confirming your eligibility for Low Income Home Energy Assistance Program.
- **WIC:** eligibility letter for the Women, Infants, and Children program.
- **VA PENSION:** veterans pension eligibility determination letter from the Veterans Administration.
- **Tribal assistance** eligibility letter, including TTANF, FDPIR, etc.

Comcast already has implemented similar programs in other communities with some early signs of success. Access to the internet so families and individuals who are living near, below or at the poverty level are finding it difficult to access various services during the pandemic. Filling out job application, getting emergency information, applying for unemployment, and filing countless forms and requests locally, and for state or federal agencies, as well as private businesses has become a way of life. No matter how hard we work to create Luddite work around we have seen the future and it is virtual.

School age children in economically impacted homes need access not only for lessons, but also for parent/teacher conferences, curricula access and health advisories. Seniors need connection to COA services, social (albeit virtual interaction), on-line doctor visits, delivery services and emergency information. This access will not only lift people up, but in some cases may save lives.

I would propose the South Hadley Selectboard allow up to \$30,000 dollars initially of Public, Education, Government Access (PEG) funds to be used to initiate the South Hadley Digital Divide Bridge Program (SHDDBP). The present balance is \$270K in the fund, it takes in about \$158K annually, the Cable Studio budget comes out of the fund which is about \$122,000 annually. So, the impact of taking \$45,000 from PEG would not, in my opinion devastate or significantly affect the fund. The program I do believe would prove to be an important investment both short term and long term. It also will require adjustments as we proceed.

Proposal would include, 200 "licenses" for schools, 50 licenses for Veterans, senior and persons with disabilities. I would also suggest budgeting for 50 basic tablets which would be loaned through the library system to qualified individuals.

250 licenses @ \$120 for year =	\$30,000
50 tablets @ \$300	= \$15,000
Total	\$45,000

Jeff Cyr, Chair
 Sarah Etelman, Vice-Chair
 Christopher Geraghty, Clerk
 Andrea Miles
 Bruce Forcier

Michael J. Sullivan
 Town Administrator

Town Administrator’s Report to the Selectboard for August 11, 2020

Honorable Selectboard,

Please consider and review the information presented in this report. Thank you for your attention, patience, and leadership!

COVID Update

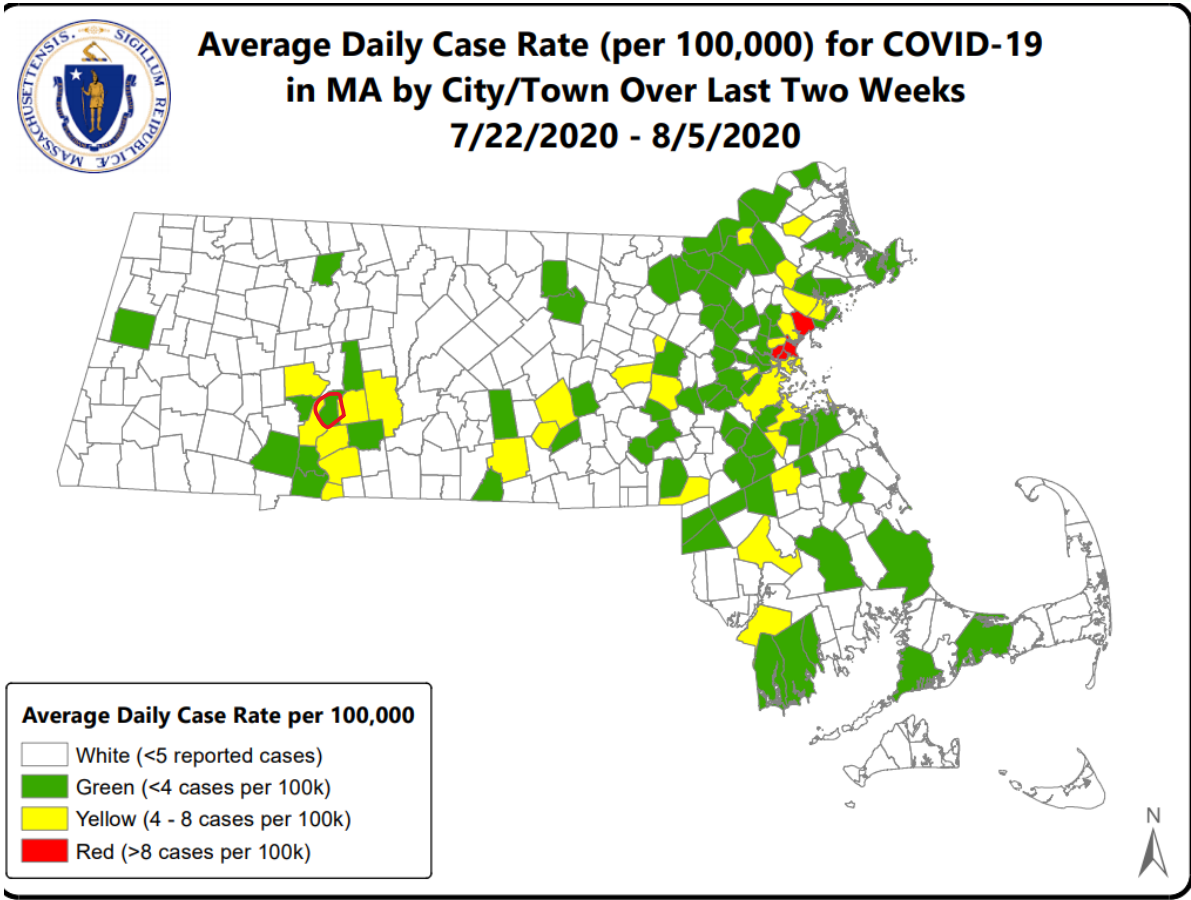
Disease	Status	Num of Cases
Novel Coronavirus	CONFIRMED	185
Novel Coronavirus	CONTACT	167
Novel Coronavirus	PROBABLE	9
Novel Coronavirus	SUSPECT	3

The above chart shows the data reported to the South Hadley Health Department as of Aug. 11, 2020. There were no new deaths reported to MAVEN, which is the Commonwealth’s standard reporting. The data in the table above is also from that system. Comparing this to previous weekly reports suggests another increase in the number of COVID cases (17 more CONFIRMED). This would be the sixth consecutive week of increases for South Hadley.

The public health threat remains significant and we hope people will continue to adopt the protocols as suggested on our COVID-19 information page at southhadley.org promulgated by the Massachusetts Department of Public Health. We all understand the challenges and appreciate the incredible level of cooperation. Success in fighting this enemy of health is dependent not on government intervention - it will only be effective through citizen adherence to the guidelines. Thank you for your interest.

Regionally, Hampshire County is among the lowest concentration of cases per county, though it should be noted South Hadley has a higher rate than much of the county. In the following map I tried to circle the Town of South Hadley in red. As you can see, we are sandwiched in between communities with higher rates (i.e. Chicopee, Holyoke, Northampton, Granby etc.), but in our case still below the state average.

There will be a new mapping tool (see early preview below) coming on the state website (Mass.gov) on Aug. 12 to give a better view of communities. I look forward to using this new tool.



Aug. 4 Storm Damage



The town continues to work to overcome the consequences of Tropical Storm Isais which brought down trees, caused power outages and created situations where numerous streets had to be closed. My compliments to Emergency Management Director Sharon Hart for making sure the different departments essential to dealing with the storm were prepared in advance. She called the necessary meetings in advance and stayed in communication during the storm. SHELDT, the fire districts, DPW and police did an outstanding job of prioritizing needs and working to ensure public safety needs were met effectively.

SHELDT did an excellent job of addressing the more-than 300 calls for service. They were assisted in the operation from other crews from Groton, Massachusetts, as part of a municipal power and light inter-department mutual aid agreement. Nice work SHELDT! Lights were back on in less than 48 hours while other communities were still in the dark.



While relatively short in terms of time the tropical depression did pack a wallop. There were nearly a hundred calls for service withing a two-hour period, and dispatchers performed in an exceptional manner.

We continue to work with the DPW and Republic Services to arrange some relief for residents who are still dealing with brush and debris which came down on their private property, as we also are working to deal with the issues we suffered on public properties and ways. Until it can be worked out, we would suggest that you prepare the debris in four-foot manageable bundles with twine. The smaller debris can be placed in paper lawn bags or open containers. The public’s patience is critical in times like these and greatly appreciated, always.

There have been calls to open up the gates at the compost station by a few, however, the vast majority of

the population understands we are in the early stages of putting a very important control and convenience in place in order to preserve the service and not walk away from the trash challenge, as there will be more “challenges” in the future. Interestingly, other communities have adopted the scheduling method for their drop-off areas. Some others have just walked away from providing the service as mentioned, telling people they must go to private haulers. Again, your patience is greatly appreciated and will be needed in these trying times!



Diversity and Inclusion



The picture to the left is from one of the videos which will be part of a training series for municipal employees. This is the link to the full video (https://youtu.be/DVasYQ_fND8). I would really appreciate if everyone receiving this report would take the time to click on the link, watch it, think about it, watch it again, think about the message for another five minutes, and then talk about what you saw with someone whose opinion you respect.

The message is, in my mind, incredibly powerful and really can help us to be more thoughtful human beings. It helps frame the issue of inclusion which could help us. This short video I believe really is at the heart of what culturally we need to address. It is in my mind rather basic.... how do we accept differences at a personal level?

The Deputy Town Administrator and I are working on a series of these short videos. We will also be including other web and media accessible tools to increase awareness of employees, particularly in how colleagues, customers or other contacts may interpret their words or actions. We will be developing a schedule for these vignettes to be viewed and subsequently be discussed in groups (virtually).

We also have scheduled to virtually meet with Dr. Lauren Appio, an expert in the psychology of inclusion in the workplace. We have been presenting similar personal learning opportunities in our quarterly professional days for more than five years and it has made a difference in how employees interact internally and externally regarding the workplace. However, we fully acknowledge we still have more work to do to make South Hadley's municipal service more aware and inclusive.

South Hadley Dog Park



The South Hadley Dog Park project continues to take shape. 75% of the funding of this project has come from a grant (\$218K) from the Stanton Foundation. The balance was appropriated by Town Meeting in 2018 (\$30K).

There is both anxiousness and excitement related to this project. We are somewhat worried, as when appropriate we want to make sure we temper the excitement when we open to avoid having large crowds initially. There will be COVID related restrictions put in place for the park, but as previously mentioned success will largely depend on public cooperation.

Town Hall Operations

As Town Administrator I would like to express my gratitude in relationship to the cooperation and understanding of the citizenry of South Hadley. We realize the inconvenience of town hall and other municipal buildings being closed has thrust upon everyone. We continue to strive to adopt to your needs. As many of you know we have numerous online applications, the ability to live contact, and if there is no other way to provide the service we may consider offering an outdoor appointment if we can do it safely.

In town hall and at other municipal facilities employees are fully engaged in processing and working to provide the necessary support for online services and other needs as they present themselves. There is strict face covering, distancing and other practices being adhered to in order to protect staff. We have had the need to have about eight or so COVID tests administered to employees (those cases are protected under the law from public disclosure). Thankfully we had only one positive case among those tested and the appropriate steps for that employee and those who may have come in contact with the employee were taken immediately. At the time of this writing everyone tested is back at work and, more importantly, healthy.

We have put an employee travel restriction policy in place. That will require an employee to quarantine if they travel outside of New England, New Jersey, or New York. The policy is subject to change as other regions or states experience spikes in numbers or severity of COVID cases. If your work cannot be

reasonably be performed remotely during the quarantine you will need to take unpaid leave or use accrued time for the quarantine.

New Phone System

The installation of the new phone system is nearing completion, thankfully. I can see the new phone on my desk, but it is somewhat still in the distance. I appreciate the diligence of Jamie Doolittle on this three-year odyssey.

It will provide several new features and hopefully will not be as susceptible to outages as the present system. It will provide interoperability to other municipal buildings and allow transfers to the School Department. It also will identify callers, so the person who likes to leave the personal expressions on my phone - I will be able to call you back 😊 It also will reduce the cost to the town annually. Let us hope it works!



In-person Voting, Mail-in, Early Voting



It was all-hands-on-deck recently to get more than 3,000 ballot requests out in 48 hours for mail-in or “absentee” ballots to which they have been historically referred. The process of getting the party-affiliated ballot into the appropriate requester’s envelope is no easy task when you have this many requested. Richard Harris, Mellissa Couture, Colleen Canning, Andy Rogers, Jennifer Picard, Lynn Hogan, yours truly and of course the Clerk and Assistant Clerk all took a turn at the table. Everyone was appropriately masked, social distanced and there was plenty of hand sanitizer.

You can return your ballots to the “Tax Collector” mail box located between the back corner of the Police Station and the back corner of the Town Hall (enter the PD lot from Bridge Street and just as you go between the two buildings it is on your left). We ordered - and so has almost every other town in America - a larger, clearly marked drop box three weeks ago. As soon as we get it, it will be installed just past the Tax Collector box and again will be clearly marked for SoHa ballots. There are multiple cameras trained on this area to provide security for you and your ballot.

For the upcoming state primary, the “Early Voting Schedule” is as follows:

- Saturday, August 22: 9 AM - 1 PM
- Sunday, August 23: 9AM - 1 PM
- Monday, August 24 - Wednesday, August 26: 10 AM - 2 PM

116 MAIN STREET, SUITE 107, SOUTH HADLEY, MASSACHUSETTS 01075-2070

- Thursday, August 27: 3 PM - 7 PM
- Friday, August 28: 10 AM - 2 PM

The Early Voting will be held at the South Hadley Public Library 2 Canal Street. The last day to register is Saturday Aug. 22. The Clerk has arranged for anyone who may need to register at the library on Aug. 22 during the “Early Voting” hours. Thank you, Clerk Hamlin, for all the opportunities you have created to have the people’s voice heard. On Tuesday, Sept.1 at South Hadley High School there will be the traditional in-person voting, as well.

Cyber Access Project

I will be presenting to the Selectboard at their next meeting a proposal to use a portion of the PEG Access Funds to provide access to families and individuals who lack internet access. This program will be designed to reflect the “Comcast Essentials” program. It will have some income restrictions and if you are or were a Comcast customer in the last three months you may not qualify.

We also will be attempting to have an equipment lending component to the project, as necessary. It will be targeted at families with school age children and seniors who qualify. However, we will be making provisions for any South Hadley residents to be part of the program to lessen the digital divide, including veterans and persons with different abilities. There are still many details to work out, but this will be just another way the Town of South Hadley is considerate of the those who are underserved in the community.

SHELD Fibersonic will be part of this program where it is available. As more areas have Fibersonic available in South Hadley it will give us yet another tool to close the digital divide.

Respectfully submitted,

Michael J. Sullivan
Town Administrator, South Hadley

Jeff Cyr, Chair
 Sarah Etelman, Vice-Chair
 Christopher Geraghty, Clerk
 Andrea Miles
 Bruce Forcier

Michael J. Sullivan
 Town Administrator

Town Administrator’s Report to the Selectboard for August 18, 2020

Honorable Selectboard,

Please consider and review the information presented in this report. The next Selectboard meeting will be held August 25, as the schedule was adjusted at your Aug. 4 meeting.

I would remind other readers that the Selectboard voted to adjust the September schedule as well to accommodate the upcoming election. Meetings will return to the 7 p.m. start time. Please go to <https://www.southhadley.org/156/Clerk> for comprehensive information on the September 1 election.

COVID 19 Update

LBOH Count - Events Per Disease and Classification in Jurisdiction

Classification: confirmed, contact, probable, suspect

Event Dates from 03/01/2020 to 08/19/2020

Jurisdiction(s) selected: SOUTH HADLEY

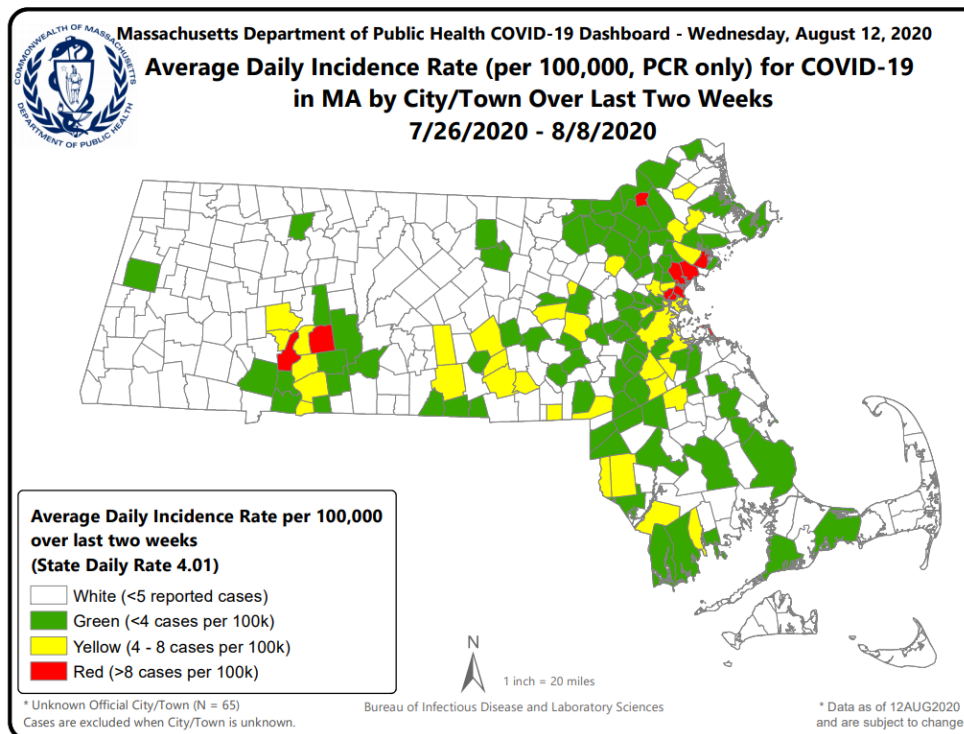
Disease	Status	# of Cases
Novel Coronavirus	CONFIRMED	203
Novel Coronavirus	CONTACT	195
Novel Coronavirus	PROBABLE	9
Novel Coronavirus	SUSPECT	3

As you can see from the above table, the number of active cases continues to rise in South Hadley. As anyone following the news is aware, the two communities (Granby and Holyoke) I mentioned in my previous report went from the cautionary yellow designation to a heightened concern as a “red” community. South Hadley went from “green” to the cautionary “yellow” status. There were no new reported deaths in South Hadley.

It is a crucial time for all of us to look at what this means overall in terms of the progression of the virus. As much as it pains us all it is wise for us to consider what part we can play in fighting the spread of COVID 19.

As I am writing this report, I have been informed by both South Hadley Health Director Sharon Hart and our State Senator Jo Comerford of information about an additional 18 confirmed cases that will be logged into the MAVEN system within the next hour. They will not appear in the mapping system until next week, but will send us clearly into the “red.”

Early reports suggest the case age group will be 19 to 21 years old and be related an apartment party (still unclear if it was in South Hadley or a nearby community). We can expect more of these flare ups if people do not embrace the safety practices outlined on the COVID 19 page on southhadley.org. I am sure more about this incident will be revealed in the coming days and we wish all involved to play it safe and recover quickly.



South Hadley Police Department

Recently there has been a much-needed conversation about policing in America. It also has invited a conversation more broadly in respect to inclusion and understanding diversity.

Chief Jennifer Gundersen has instituted several measures to have the South Hadley Police Department become a more transparent, open, and informed public safety resource. The chief has instituted an “Unbiased Policing” internal policy (Policy #31) which in part says:

“ The South Hadley Police Department is charged with protecting these rights, for all, regardless of race, color, ethnicity, national origin, age, gender, gender identity or expression, sexual orientation, socioeconomic status, political status, disability, religion or other belief system. Because of the nature of law enforcement, officers are required to be observant, identify unusual occurrences and violations of law, and to act upon them. It is this proactive enforcement that keeps citizens free from crime, streets, and highways safe to drive upon, and that detects and apprehends criminals. This policy is

intended to assist officers in accomplishing their mission in a way that respects the dignity of all persons.”

This policy clearly articulates the means and goals of providing public safety is expected to provide every person respect and to never allow bias to cloud one’s perspective. We all wish it were as easy as writing a policy and we could absolve ourselves of any bias or prejudice. Unfortunately it will take a greater effort than just a swipe of the keyboard. However, having policies which clearly frame the expectations in advance and embedded in all training makes a huge difference.

The Chief and I have taken a closer look at UCR’s as there have been a great deal of seemingly suburban myth about who and why people interact with the South Hadley Police Department. When we look at traffic stops from Jan. 1, 2016 through Aug. 10, 2020, (some of that period proceeds Chief Gundersen) there is nothing that jumps out as irregular from prior to her arrival statistically. There were 2,899 traffic stops during that period, of which 90.27% were White, 5.35% were Black, 1.24% Asian and 3.14% “Unknown.”

The “unknown” was interesting as in traffic stops the officer needs to make a judgement call as to the category and can choose “unknown” if she/he is unsure. There is legislation pending which would allow drivers to self-identify, taking away need for police personnel to guess. When reviewing these statistics, the Chief noticed that when there was a stop, or a “warning” issued, there was no recording as to a category. This flaw in the system has been corrected so the department will have better data to review the level of equity stops.

When reviewing “arrests” there are two categories which need to be considered - someone who was taken into “custody” and someone for whom an arrest warrant was issued by the courts. Over the same period there were 1,567 arrests of which 90.5% were White/Hispanic, 7.8% were Black and 1.8% either unknown or Asian. Given that many of the arrests are not technically controlled by South Hadley, but by the courts, it does give somewhat of a skewed perspective. For instance, out of the 122 arrests of persons statistically listed as Black, 81 were court summons and outside the control of the local police.

These are some of the important data points which need to be sifted through to get a true depiction of the needed reforms if we want to bring equity to our justice system. There is much work to do, but unlike so many departments across the country, the South Hadley Police Department is starting from a reasonable place. There is no statistical history of abuse or complaints against individual officers or the department in general. Please do not think that we are satisfied - the Chief is not content to suggest these statistics are evidence that the department has been cured of all bias The men and women of the South Hadley Police Department remain dedicated to improving, becoming more transparent, more understanding of the populous and more skilled at keeping the peace without the use of force.

This is a work in progress from which input from all is important. I would however ask as a community we never lose sight of the inherent differences between each of us and how the same perspective has to be fairly applied to organizations in recognition of how they are unique from the peer organizations. Lots of work still to do!

Ballot Drop-off Box



The secure ballot drop box I expect will be installed at the rear of the South Hadley Police Station where there will be two cameras trained on it to protect your vote. The installation will take place by the end of the week and directional signs will be placed at the Bridge Street entrance to the Police Department parking lot guiding voters to the drop box.

We also would like to let voters know that if you mail an “absentee” or “mail-in” ballot as a South Hadley voter in South Hadley it never leaves South Hadley. Let me explain - when you normally mail a letter, even in the same town, it often goes to a sorting center like in Hartford. Then the letter travels back to its destination.

In the case of the ballots, the Town Clerk has discussed with the local postmaster an arrangement to collect all the ballots at the South Hadley Post Office and arrange their secure delivery to the Town Clerk. This significantly reduces the possibility of the ballots getting misplaced. Town Clerk

Hamlin is going above and beyond to ensure your vote is counted.

“Early Voting” will begin at the South Hadley Public Library this Saturday and Sunday from 9 AM to 1 PM. Please go to the Clerk’s web page for more voting information. Thank you!

Respectfully submitted,

Michael J. Sullivan
Town Administrator, South Hadley